153.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	722,500 / 722,500
					USE VALUE:	722,500 / 722,500
					ASSESSED:	722,500 / 722,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		BELLINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEWOLFE BARBARA ANNE
Owner 2:	
Owner 3:	
Street 1:	24 BELLINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 1524 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	266,500		456,000	722,500
Total Card	0.115	266,500		456,000	722,500
Total Parcel	0.115	266,500		456,000	722,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.08 | /Parcel: 474.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 101963
GIS Ref:
GIS Ref:
Insp Date: 04/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	266,600	0	5,000.	456,000	722,600	722,600	Year End Roll	12/18/2019
2019	101	FV	215,100	0	5,000.	427,500	642,600	642,600	Year End Roll	1/3/2019
2018	101	FV	214,700	0	5,000.	353,400	568,100	568,100	Year End Roll	12/20/2017
2017	101	FV	214,700	0	5,000.	324,900	539,600	539,600	Year End Roll	1/3/2017
2016	101	FV	214,700	0	5,000.	296,400	511,100	511,100	Year End	1/4/2016
2015	101	FV	201,100	0	5,000.	290,700	491,800	491,800	Year End Roll	12/11/2014
2014	101	FV	201,100	0	5,000.	270,200	471,300	471,300	Year End Roll	12/16/2013
2013	101	FV	201,100	0	5,000.	257,100	458,200	458,200		12/13/2012

!12037!

PRINT

Date	Time
12/11/20	02:09:26

LAST REV

Date	Time
05/15/18	09:48:17

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12037

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVY EDGAR W	21667-196		1/8/1992		190,000	No	No		Y

USER DEFINED

Prior Id # 1:	101963
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2014	1088	Heat App	8,000		8/29/2014			Install new ductwo
4/24/1992	150		7,500	C				REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2018	MEAS&NOTICE	BS	Barbara S
1/8/2009	Measured	372	PATRIOT
12/16/1999	Mailer Sent		
11/22/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.33897638
Const Adj.:	0.98000199
Adj $ / SQ:	137.781
Other Features:	70035
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327420
Depreciation:	60900
Depreciated Total:	266520

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

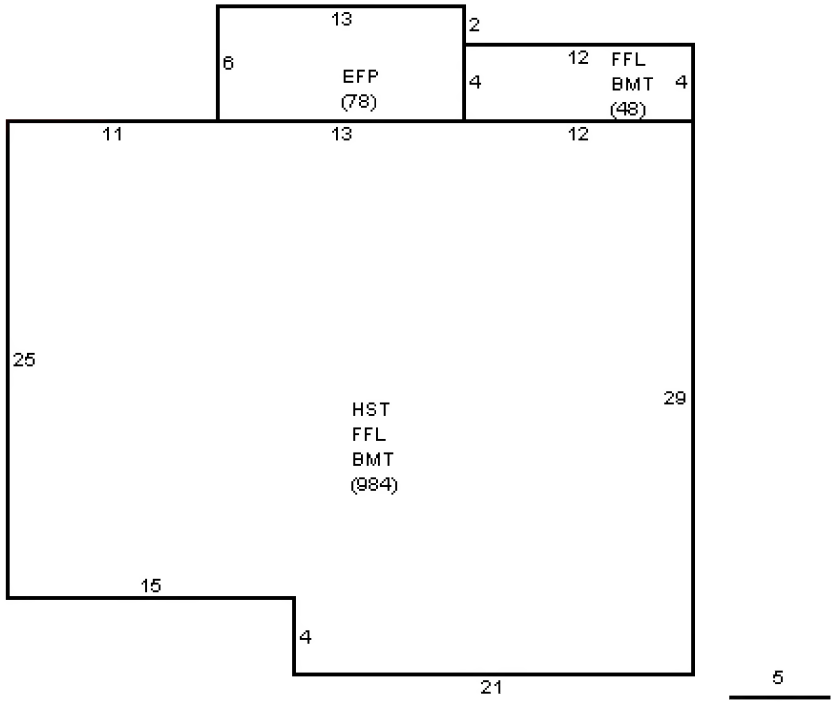
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	137.78
Special Features:	0	Val/Su Net:	101.18
Final Total:	266500	Val/Su SzAd	174.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,032	41.330	42,657
FFL	First Floor	1,032	137.780	142,190
HST	Half Story	492	137.780	67,788
EFP	Enclos Porch	78	60.890	4,749
	Net Sketched Area:	2,634	Total:	257,384
Size Ad	1524	Gross Are	3126	FinArea 1524

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

153.0-0006-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	